13 MILLHILL CRESCENT

LAMLASH, ISLE OF ARRAN, NORTH AYRSHIRE, KA27 8HX



LAMLASH

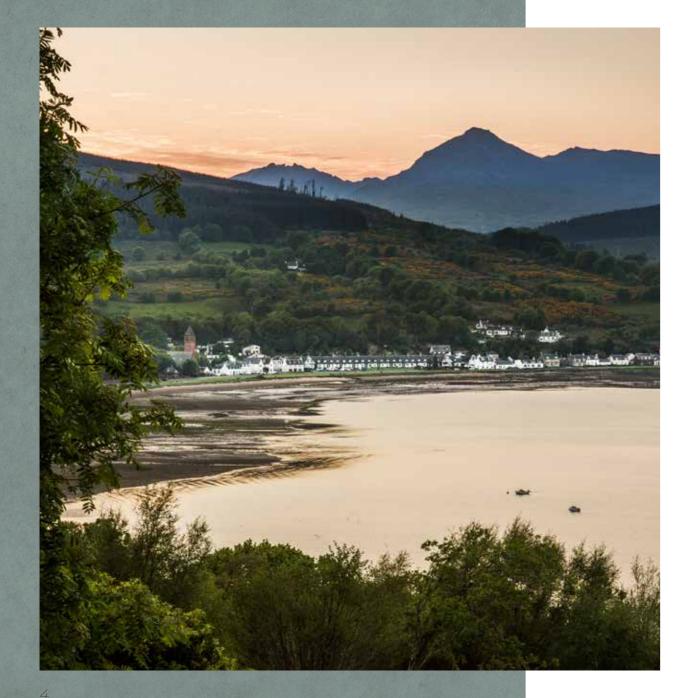
- Superb link-detached bungalow, situated in an elevated position, within the vibrant village of a Lamlash, with views across Lamlash Bay and to the Scottish mainland
- The perfect 'accessible hideaway'
- 5/10 minutes' walk to all amenities shops, restaurants, pubs, yacht club, tennis courts, local hospital, medical centre and Lamlash Golf Club
- 2 minutes' walk on the flat to the bus stop/main route











The pretty coastal village of Lamlash lies on the eastern aspect of Arran. Known as 'Scotland in miniature' Arran has everything associated with Scotland in one location. The island produces its own whisky, gin, beer, cheese, mustard, oatcakes and handmade chocolates.

Arran offers spectacular hill-walking opportunities for walkers of all levels and has seven golf courses including Shiskine – ranked as one of the top 100 courses in Britain. Other activities include cycling, climbing, horse riding, sailing, stalking, freshwater & sea fishing or just relaxing.

The main ferry port at Brodick (3 miles away), Arran's main town, provides regular sailings, with subsidised fares, by Caledonian Macbrayne to the mainland to Ardrossan. This, in turn, links into coordinated transport routes to Glasgow and beyond via the road, air and rail networks.



















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- A Striking 2 bedroom link-detached bungalow offering beautifully proportioned apartments and inspired design on one level – with a spacious garage with potential for conversion to a 3rd bedroom – (undertaken by neighbouring properties)
- True 'walk-in' condition. Quality build/contemporary design with high-end fittings and finishes. Built c.2010 by the local reputable builder John Thomson Construction – still under NHBC warranty
- Energy/cost-efficient to run well insulated with double glazing & underfloor heating provided by an air source heat pump & Karndean flooring in all principal areas to maximise comfort/heat transfer. Wood burning stove in lounge compliments the heating system
- Spacious garden, designed for ease of maintenance, enjoy spectacular views and sunrises from the rear private/safe rear garden with patio area perfect for alfresco dining









The front of the property belies the accommodation internally which comprises:

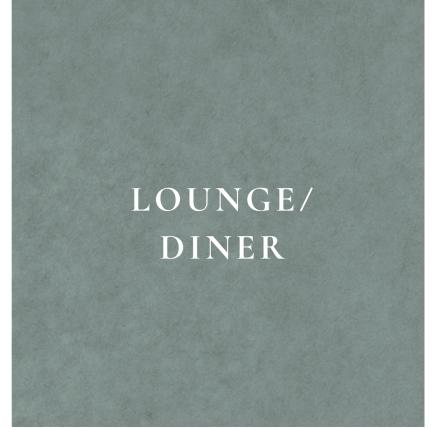
A vestibule opening into a welcoming hallway with cloaks and drying cupboard. The impressive lounge/diner, with wood burning stove, offers a flexible layout with patio doors to the rear – allowing access onto the patio area and rear garden.













8





An integrated pocket door opens from here into the kitchen which has been beautifully fitted and well equipped with integrated appliances to create a contemporary and efficient work space.

A utility room is located off the kitchen and is plumbed for a washing machine and tumble dryer. A door opens from here to the rear garden. The hallway allows access to the sleeping accommodation.





BEDROOMS AND BATHROOMS



The master bedroom has a range of bespoke wardrobes and the picture window to the rear allows you to watch the morning sunrise over the mainland whilst still in bed. The adjoining en-suite features a double sized cubicle with power shower. The second bedroom also has a range of fitted wardrobes and a well-proportioned family bathroom completes the impressive accommodation.







12



SPACIOUS
GARDEN,
DESIGNED
FOR EASE OF
MAINTENANCE,
ENJOY
SPECTACULAR
VIEWS AND
SUNRISES FROM
THE REAR







Approximate Dimensions

(Taken from the widest point)

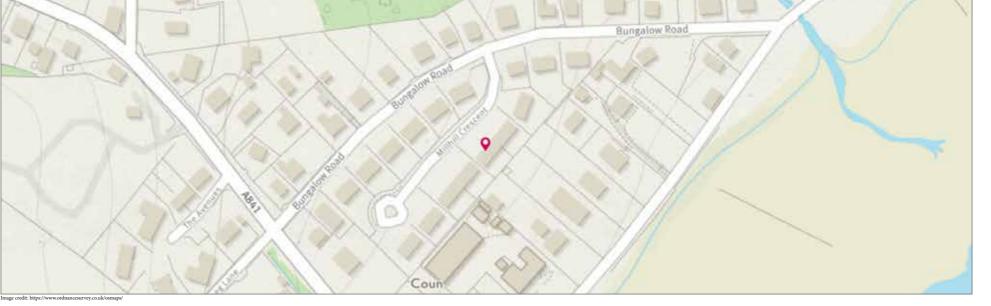
Lounge/Diner 7.70m (25'3") x 4.10m (13'5") 3.40m (11'2") x 3.00m (9'10") Kitchen Utility 3.40m (11'2") x 1.70m (5'7") 3.70m (12'2") x 3.50m (11'6") Master Bedroom 2.50m (8'2") x 1.20m (3'11") En-suite Bedroom 2 4.20m (13'9") x 3.00m (9'10") 3.00m (9'10") x 2.30m (7'7") Bathroom 6.20m (20'4") x 3.40m (11'2") Garage

Gross internal floor area (m²): 99m²

EPC Rating: D



15



14





Solicitors & Estate Agents

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Text and description

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Corporate Accounts



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